



Department of Planning and Zoning
Stephen P. Clark Center
111 NW 1st Street • Suite 1210
Miami, Florida 33128-1902
T 305-375-2800

miamidade.gov

October 18, 2005

BRIAN ADLER
200 S BISCAYNE 2500
MIAMI, FL 33131

RE: NW 103RD STREET PETROLEUM DEV LLC
D2005000011 for Resolution # CZAB8205

LEGAL DESCRIPTION: LOT 12, LESS THE SOUTH 15' AND THE EAST 5' FOR RIGHT-OF-WAY AND LOTS 13 & 14, LESS THE SOUTH 15' FOR RIGHT-OF-WAY, BLOCK 13, ACME GULFAIR, 2ND ADD'N., PLAT BOOK 44, PAGE 68.

Dear BRIAN ADLER:

This department has processed the above referenced Substantial Compliance application.

Attached is a copy of the letter signed by the **Assistant Director**, which constitutes **APPROVAL** of your application.

The legal advertisement of your request was published in the **Daily Business Review** on **Friday, October 7, 2005**.

The deadline for receipt of appeals from an aggrieved property owner is **Friday, November 4, 2005**. Your Substantial Compliance will become final the following day and you or your contractor may then apply for a permit. Be advised that, if denied, the applicant may not file an appeal of this decision, but may file for public hearing to modify the prior hearing plan.

Sincerely,

Ronald Connolly, Acting Supervisor
Zoning Hearings Section

Attach.

C: Hearing File

Linda Itzkoff, Zoning Plans Processing Section
Permitting & Inspection Center
11805 S.W. 26 Street
Miami, FL 33175

Delivering Excellence Every Day

SUBSTANTIAL COMPLIANCE LETTER
Prepared by: SBL

ADA Coordination
Agenda Coordination
Animal Services
Art in Public Places
Audit and Management Services
Aviation
Building
Building Code Compliance
Business Development
Capital Improvements Construction Coordination
Citizens' Independent Transportation Trust
Commission on Ethics and Public Trust
Communications
Community Action Agency
Community & Economic Development
Community Relations
Consumer Services
Corrections & Rehabilitation
Cultural Affairs
Elections
Emergency Management
Employee Relations
Empowerment Trust
Enterprise Technology Services
Environmental Resources Management
Fair Employment Practices
Finance
Fire Rescue
General Services Administration
Historic Preservation
Homeless Trust
Housing Agency
Housing Finance Authority
Human Services
Independent Review Panel
International Trade Consortium
Juvenile Assessment Center
Medical Examiner
Metro-Miami Action Plan
Metropolitan Planning Organization
Park and Recreation
Planning and Zoning
Police
Procurement Management
Property Appraiser
Public Library System
Public Works
Safe Neighborhood Parks
Seaport
Solid Waste Management
Strategic Business Management
Team Metro
Transit
Task Force on Urban Economic Revitalization
Vizcaya Museum And Gardens
Water & Sewer

BILZIN SUMBERG BAENA PRICE & AXELROD LLP

A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS

200 SOUTH BISCAYNE BOULEVARD, SUITE 2500 • MIAMI, FLORIDA 33131-5340

TELEPHONE: (305) 374-7580 • FAX: (305) 374-7593

E-MAIL: INFO@BILZIN.COM • WWW.BILZIN.COM

MIAMI • TALLAHASSEE

*Brian S. Adler, P.A.
Direct Dial: 305/350-2351
Direct Fax: 305/351-2206
E-Mail: badler@bilzin.com*

RECEIVED
DOCS. 11
SEP 15 2005

September 15, 2005

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY RSR

VIA FACSIMILE

Diane O'Quinn Williams, Director
Department of Planning and Zoning
111 N.W. First Street, 11th Floor
Miami, FL 33128

**Re: Property Located at the NW corner of NW 103rd Street
and NW 32nd Avenue**

Dear Ms. O'Quinn Williams:

LETTER OF INTENT

Please consider this our formal letter of intent in connection with a substantial compliance application for the property located at the Northwest corner of NW 103rd Street and NW 32nd Avenue. In support of our request, I attach the following documents:

1. Department of Planning and Zoning Application for Substantial Compliance Determination;
2. Two copies of the approved site plan entitled "Proposed Gas Station, Carwash and C-Store for Gables Partnership" as prepared by Orlando Alonso Architects, dated October 12, 2004;
3. Two copies of the proposed revised site plan entitled "NW 103 Street Petroleum Developers, LLC" as prepared by EGN, Inc. dated September 6, 2005;
4. Check No. 4502 in the amount of \$1,846.80 drawn on the account of PNR Development, representing the filing fee for the application;
5. Resolution No. Z-10-05 approving the original development on the property; and
6. Reduced copy of the proposed plan.

The approved plan contains a gasoline station with a 2,100 square foot convenience store and a 720 square foot carwash, for a total building area of 2,820 square feet. Our client proposes

Diane O'Quinn Williams, Director
Department of Planning and Zoning
September 15, 2005
Page 2

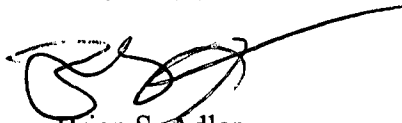
to eliminate the carwash use, and to transfer the square footage to the convenience store. The proposed revised convenience store contains a total square foot of 2,800 square feet (20 square feet less than on the approved plan).

Further, by eliminating the car wash structure, our client is able to provide a larger buffer on the majority of the portion of the property that is adjacent to the residential property. Finally, we are able to provide additional parking on-site.

The overall square footage on the revised plan is reduced, the open space and landscaping are increased, lot coverage, FAR and impervious area have slightly decreased, and other requirements of Section 33-310.1 of the Code of Miami-Dade County are met.

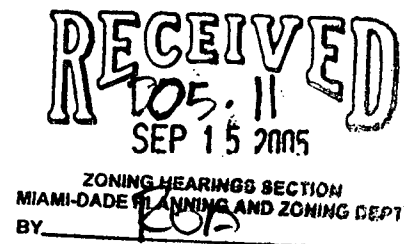
Based on the foregoing, we respectfully request the department's favorable review of our client's substantial compliance application. Should you have any questions or wish to discuss the above, please contact me at 305-350-2351.

Very truly yours,



Brian S. Adler

BSA:ka
Attachments



**DEPARTMENT OF PLANNING AND ZONING
APPLICATION FOR SUBSTANTIAL COMPLIANCE DETERMINATION**

Folio number (s): 30-2133-002-2840 and 30-2133-002-2380 D _____
(Application #)

Section 33 Township 52 Range 41

Applicant Name NW 103 Street Petroleum Developers, LLC

Applicant's Email Address warren@pnrdevelopment.com

Mailing Address 8240 SW 150th Drive

City Miami State FL Zip Code 33158

Telephone Number 305-970-9299 Fax Number 305-278-0006

Name of Property Owner Gables Partnership, Inc.

Owner's Mailing Address 7431 SW 66th Street

City Miami State FL Zip Code 33143

Owner's Telephone Number 305-740-4373 Fax Number _____

Contact Person Brian S. Adler, Esq.

Contact Person's Mailing Address Bilzin Sumberg Baena Price & Axelrod LLP
200 S. Biscayne Blvd. Suite 2500

City Miami State FL Zip Code 33131

Contact Person's Telephone Number 305-350-2351 Fax Number 305-351-2206

Contact Person's Email Address Badler@bilzin.com

Location of Subject Property NW corner of NW 103rd Street and NW 32nd Avenue

Size of Property (_____) X (_____) or 0.524± Acres

Legal Description of the Property:

See Attached Exhibit "A"

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DO5.011
SEP 15 2005

State in brief and concise language the justification for proposed deviation from the approved plans.

See Attached Letter of Intent

SUBSTANTIAL COMPLIANCE DETERMINATION APPLICATION

PLANS INFORMATION

Name of Plan NW 103rd Street Petroleum Developers, LLC

Plans Prepared By EGN, Inc.

Number of Pages 6 including landscape plans

ZONING INFORMATION

Property Zoning BU-1A

Type of Development Gasoline Service Station and Convenience Store

Residential: Total Number of Units 0 Office: Total sq. ft. 0

Business: Total sq. ft. 2,800 (plus canopy) Industrial: Total sq. ft. 0

Applicable Resolution(s) (attach copy)

Z-10-05

Applicable Covenant(s) (Official Record Book and Page Number (s)) (attach copy)

Declaration of Restrictions recorded in ORB 23631 at Page 4770

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DOE. 11
SEP 15 2005

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY POA

Exhibit "A"

SUBJECT PROPERTY: Lot 12, less the south 15' and the east 5' for right-of-way and Lots 13 & 14, less the south 15' for right-of-way, Block 13, ACME GULFAIR, 2ND ADDITION, Plat book 44, Page 68.

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205-11
SEP 15 2005

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY ROA



Department of Planning and Zoning

Stephen P. Clark Center
111 NW 1st Street • Suite 1210
Miami, Florida 33128-1902
T 305-375-2800

miamidade.gov

October 4, 2005

Brian S. Adler, Esq.
Bilzin, Sumberg Baena Price & Axelrod LLP
200 S. Biscayne Blvd., Suite 2500
Miami, FL 33131

Re: Application D05-011 for Substantial Compliance Determination for NW
103 Street Petroleum Development, LLC, located at the NW corner of NW
103rd Street and NW 32nd Avenue, Miami-Dade County, Florida.

Dear Mr. Adler:


This is to inform you that this Department has completed the processing of the above referenced application and accompanying plans; entitled "N.W. 103 Street Petroleum Developers, LLC"; prepared by EGN, Inc. Engineering and consisting of Six (6) sheets, dated/stamped/received September 15, 2005.

Based upon the review of the application and the plans, we find that it is substantially in accordance with the previously approved plans, which were approved pursuant to Resolution Z-10-05, passed and adopted by the Board of County Commissioners on the 19th day of May, 2005.

Within 15 days of the date of this letter, an advertisement will be placed in the Daily Business Review. The deadline for receipt of appeals from the public will be forwarded to you promptly. Be advised issuance of permits will be withheld until the end of the appeal period.

If you need any further assistance regarding this matter, please feel free to contact my office at (305) 375-2600.

Sincerely,


Alberto J. Torres
Assistant Director for Zoning

AJT/MTF/CR

cc: Diane O'Quinn Williams, Director
Linda Itzkoff, Supervisor Zoning Plans Processing

ADA Coordination
Agenda Coordination
Animal Services
Art in Public Places
Audit and Management Services
Aviation
Building
Building Code Compliance
Business Development
Capital Improvements Construction Coordination
Citizens' Independent Transportation Trust
Commission on Ethics and Public Trust
Communications
Community Action Agency
Community & Economic Development
Community Relations
Consumer Services
Corrections & Rehabilitation
Cultural Affairs
Elections
Emergency Management
Employee Relations
Empowerment Trust
Enterprise Technology Services
Environmental Resources Management
Fair Employment Practices
Finance
Fire Rescue
General Services Administration
Historic Preservation
Homeless Trust
Housing Agency
Housing Finance Authority
Human Services
Independent Review Panel
International Trade Consortium
Juvenile Assessment Center
Medical Examiner
Metro-Miami Action Plan
Metropolitan Planning Organization
Park and Recreation
Planning and Zoning
Police
Procurement Management
Property Appraiser
Public Library System
Public Works
Safe Neighborhood Parks
Seaport
Solid Waste Management
Strategic Business Management
Team Metro
Transit
Task Force on Urban Economic Revitalization
Vizcaya Museum And Gardens
Water & Sewer

TO BE PUBLISHED IN ALL EDITIONS OF THE DAILY BUSINESS REVIEW ON: FRIDAY, OCTOBER 7, 2005.

Send invoice to: Ron Connally, Acting Supervisor
Zoning Hearings Section
Miami-Dade County Department of Planning & Zoning
111 N.W. First Street - Ste. 1110
Miami, Florida 33128-1974

Please submit: Original and **2** copies of the invoice
2 copies of proof of publication
1 tear sheet showing advertisement

If you have any further questions please call the Zoning Hearings Section at 305/375-2640.

SUBSTANTIAL COMPLIANCE ADVERTISEMENT

Pursuant to Section 33-310.1(I) of the Code of Miami-Dade County, the Director of the Department of Planning and Zoning has approved the following Substantial Compliance Determinations:

**D05-5 McDONALD'S CORPORATION
9850 S.W. 8 Street, Miami-Dade County, Florida.**

The plans entitled "McDonald's," as prepared by Zamora & Associates, Inc. and Boundary and Topographic Survey, as prepared by Fortin, Leavy, Skiles, Inc. and consisting of 9 sheets, dated/stamped/received 9/26/05 were found to be substantially in accordance with plans approved pursuant to 4-ZAB-409-87.

**D05-11 NW 103 STREET PETROLEUM DEVELOPMENT L. L. C.
The Northwest corner of N.W. 103 Street & N.W. 32 Avenue, Miami-Dade County, Florida.**

The plans entitled "N.W. 103 Street Petroleum Developers L. L. C.," as prepared EGN, Inc. Engineering and consisting of 6 sheets, dated/stamped/received 9/15/05 were found to be substantially in accordance with plans approved pursuant to Z-10-05.

**D05-13 FIRCI TAMiami L. L. C.
14200-14212 S.W. 8 Street, Miami-Dade County, Florida.**

The plans entitled "Shoppes At Tamiami," as prepared A. J. Verde, Architects, P. A., and consisting of 7 sheets, dated/stamped/received 9/22/05 were found to be substantially in accordance with plans approved pursuant to ASPR 03-01.

Any property owner in the area may appeal a decision by filing an appeal of Administrative Decision application on or before **Monday, November 7, 2005**. Additional information may be obtained by telephoning 305/375-2640.